

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone to Manufacturing / Industrial use zone in Sy.No.275 of Nandigam Village, Kothur Mandal, Mahabubnagar District to an extent of Ac.2-16 Gts - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 206

Dated: 30-12-2015

Read the following:-

1. From the MC, HMDA, Hyderabad, Lr.No.100926/MP1/ Plg/HMDA/2013, Dt: 06.12.2014.
2. Govt. Letter No.7059/I1/2015-1, M.A. & U.D. (I1) Dept., Dated:21.07.2015.
3. From the MC, HMDA, Hyderabad, Lr.No.100926/MP1/ Plg/HMDA/2013, dt:01.08.2015.
4. Govt. Memo.No.7400/I1/2014-1, MA & UD (I1) Department, Dated: 19.08.2015.
5. From the MC, HMDA, Hyderabad, Lr.No.100926/MP1/ Plg/HMDA/2013, dt:03.09.2015.
6. Govt. Letter No.7400/I1/2014-1, MA & UD (I1) Department, Dated: 07.10.2015
7. From the MC, HMDA, Hyderabad, Lr.No.100926/MP1/ Plg/HMDA/2013, dt:17.12.2015.

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O R D E R:

The draft variation to the land use envisaged in the Notified MDP-2031 issued in Government Memo 4th read above, was published in the extraordinary issue of the Telangana Gazette No.218, Part-I, dated 22.08.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.5,81,272/- (Rupees five lakhs eighty one thousand two hundred and seventy two only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:**02.01.2016**.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified MDP - 2031 vide G.O.Ms.No.33, MA & UD Department, Dated:24.01.2013, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.275 of Nandigam Village, Kothur Mandal, Mahabubnagar District to an extent of Ac.2-16 Gts, which is presently earmarked for Residential use zone in the Notified MDP - 2031 vide G.O.Ms.No.33, MA, dt:24.01.2013 is designated as Industrial / Manufacturing use zone for setting up non woven fabric unit under green category industry subject to the following conditions:

- (a) The applicant shall pay 33% compounding fee for undertaking unauthorized construction.
- (b) The applicant shall form 40'-0" BT surface approach road to the site under reference.
- (c) The applicant shall obtain Industrial Building Permission through single window system from HMDA.
- (d) The applicant shall demolish the existing building falling in the set backs, if any as per G.O.Ms.No.168, MA, dt:07.04.2012.
- (e) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (f) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (g) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (h) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e, urban Development Authorities/ Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (i) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (k) The owners / applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

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- (n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.276 of Nandigam Village.
SOUTH : Existing 40'-0" wide road.
EAST : 40'-0" wide road Kaccha road.
WEST : Sy.No.274 of Nandigam Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery &
Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Mahabubnagar District.
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER